

MEETING MINUTES, PLANNING COMMISSION, MARCH 13, 2006

Present: Carmen Madsen, Phil Tinkle, Duane O'Neal, Keith Hardin, Marya Jo Butler, Jerry Ott, Tom McClain, Janet Eades, Trent Pohlar, Shawna Koons-Davis, City Attorney; Ed Ferguson, Planning Director; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

PREVIOUS MINUTES

February 13th – O'Neal moved to approve the minutes as mailed, seconded by Madsen. Vote for **approval** was unanimous, 9-0. **Motion carried.**

OLD BUSINESS

Docket PC2005-056 – Site Development Plan – Aldi expansion – located on north side of Stop 18, east of U.S. 31, at 486 E. Stop 18 Rd., 120 acre site zoned I-2. Petitioner and engineer is Civil Design, owner is Aldi, Inc. Michael Kias is representing the waiver reconsideration. Site plan was approved on 1/9/06 and petitioner is requesting reconsideration of sidewalk waiver.

A letter was received from Attorney Kias asking for a continuance of the petition. Tinkle moved to continue PC2005-056, reconsideration of sidewalk waiver, until April 10, 2006, seconded by Eades. Vote for **approval** of the **continuance** was unanimous, 9-0. **Motion carried.**

Emerson Pointe – Pylon Signage – request for approval of proposed signage plan – Ken Zumstein, J. Greg Allen & Assocs., representing.

Ken Zumstein came forward and was sworn. Originally the plan was filed with four signs (3 pylon signs and a monument sign for Chase Bank). Zumstein talked with Mr. Ferguson and he felt the Plan Commission should hear and approve the location of the four signs. Zumstein outlined the proposed locations of the pylon signs. The property is within the I-65 Overlay Zone. Madsen asked if all four signs would have the same advertising on each one. Zumstein replied no, there would be various advertising depending on what businesses are located near each sign. The request proposes that outlots will be allowed their own signage, however, it will be monumentation signage rather than pylon or pole signs. Discussion of how many signs could be located within this development ensued. The Commission also discussed what had been required of similar developments and whether the petitioner should appear before the Board of Zoning Appeals for consideration of variances. Ott moved to refer this matter to the BZA with the recommendation that the pylon sign along County Line Rd. can receive a sign permit now, Chase Bank can have one monument sign, and the remaining two pylon signs as proposed should be approved and any outlots would require approval by the BZA, seconded by Hardin. Vote for **approval** was unanimous, 9-0. **Motion carried.**

NEW BUSINESS

PUBLIC HEARINGS

Docket PC2006-010 – Primary Plat – Brighton Subdivision, Sections 2-6, residential development with recorded commitments (phase two of Brighton Estates subdivision). Located on the north side of 775N, east of Honey Creek Road, this 87.691-acre lot is zoned R-2, R-2A and R-2B – petitioner and owner is Bright Development, LLC; engineer is KOE.

Joe Meyer, KOE Engineering; and Ken Zumstein, Bright Development, LLC; came forward and were sworn. Meyer presented the primary plat. There will be three detention ponds. All recommendations of the Tech Committee will be met. There were no remonstrators present. The public hearing was then closed.

Tinkle moved to approve PC2006,010, subject to the recommendations of the Tech Committee being met, seconded by Eades. Vote for **approval** was unanimous, 9-0. **Motion carried.**

SITE DEVELOPMENT PLANS

Docket PC2006-009 – Site Development Plan – Endress + Hauser, industrial use – located on south side of Worthsville Road (750N), east of U.S. 31, this 15-acre lot is zoned I-2 – petitioner and engineer is Force Construction; owner is Endress + Hauser, Flowtec.

Chuck Coyle, Force Construction, came forward and was sworn. The proposed building will consist of 71,000 sq. ft. of office and warehouse space. All recommendations of the Tech Committee will be met. Mr. Coyle did discuss the recommendation concerning the 10' wide paved pathway that is being required along their frontage. He asked if this requirement was along just the frontage of the new building or along the entire frontage of Endress+Hauser. He pointed out that there are no pathways in the immediate area at this time. He asked that the requirement of the pathway in it's entirety be waived at this time. No waiver forms have been submitted at this time. Mr. Ferguson explained that the City has approved tax abatements for the expansion of this project. The petitioner did not anticipate the cost of installing the pathway with this expansion. They have indicated that they are not opposed to installing the pathway at a later date with the next phase but would rather not do it at this time with this phase. Mr. Ferguson recommended that Tech recommendation #15 be deleted and #7 be amended to address the installation of the pathway in the future. Discussion of a time frame ensued. Recommendation #7 was amended to read as follows: Trail or pathway along 750N shall be installed within 3 years from the date of approval of the site plan or as the trail is connected to each end of the property, whichever comes first. Hardin moved to approve PC2006-009, subject to the Tech Committee recommendations being met, including the deletion of #15 and #7 being amended to read: Trail or pathway along 750N shall be installed within 3 years from the date of approval of the site plan or as the trail is connected to each end of the property, whichever comes first., seconded by O'Neal. Vote for **approval** was unanimous, 9-0. **Motion carried.**

ANNOUNCEMENTS/REPORTS

Pohlar stated the Architectural Guidelines Committee needs to get back together now that the Ball State preliminary report has been presented. A meeting date will be set at the Training Session.

Annexation of new park land west of Averitt Rd. – Mr. Ferguson asked for a motion to authorize staff to initiate this petition. Tinkle moved to authorize staff to initiate this petition, seconded by Madsen. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Annexation of property along the south side of County Line Rd., immediately west of the municipal airport. The property was thought to have been annexed back in the late 1980's but was inadvertently omitted. Mr. Ferguson asked for a motion to authorize staff to initiate this petition also. Tinkle moved to authorize this annexation petition be initiated, seconded by Eades. Vote for **approval** was unanimous, 9-0. **Motion carried.**

Bank Drive-Thru stacking requirements – Mr. Ferguson asked members to review his memo and be prepared to discuss at the Training Session.

Handout was distributed outlining items that staff feels needs to be included in new comp plan. Mr. Ferguson asked members to review this outline and make any additions they feel are important. This will be discussed at the Training Session. HNTB will be there to review this outline and make recommendations.

Eades moved to adjourn, seconded by O'Neal. Vote for **approval** was unanimous, 9-0. **Motion carried.** Meeting was adjourned at 8:20 p.m.

JANICE NIX
Recording Secretary

TRENT POHLAR
President